GLEN PARK NEWS

MARCH 1993

What's Next for GPA & Glen Park?

By Jeff Byers

It's a bit late for New Year's resolutions, but following GPA's annual meeting (see Glen Park Association Notes, page 2) it seems like a good idea to take stock as we plan for this year. February raised a number of issues we might want to address. The Zoning and Planning Committee meeting dealt with the size of new buildings in relation to their neighbors and other nearby buildings, as well as limits on demolition of older buildings. At the membership meeting topics of discussion included efforts to get new stop signs, parking problems on narrow streets, general traffic trends in the neighborhood, the proposed new building at Diamond and Bosworth, dogs in Glen Canyon Park, shopping in Glen Park stores, GPA dues, and how we distribute the *Glen Park News.*

And there's more. The city is considering an amnesty for currently illegal "in-law" apartments. The Planning Commission is replacing the residential conservation controls with new rules that will affect building and renovation of buildings big and small. The tennis courts need a structural overhaul, the airport is expanding and routing planes over our neighborhood, long-term studies of Glen Canyon Park will be completed in the not-too-distant future, and then there's the Bosworth green space.

That gives us a lot to think about and discuss. I encourage you to make your voice heard by coming to meetings on the second Tuesday of each month and, if you can, by joining a committee. To help the Board of Directors plan discussions and activities, I have created a

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City Planning Update

By Roberta Caravelli

San Francisco's Planning Commission and Department were busy during the holidays. Activities that will affect us all include an attempt to weaken the California Environmental Quality Act (CEQA), issuance of a completely inadequate environmental report for the Illegal Unit Amnesty Program, and yet *another* revision of the proposed new Planning Code for residential districts.

CEQA is a law that has been protecting California's environment since 1970. City Planning has asked the state to expand the types of projects exempted from environmental review under this law. Currently the city's environmental reviews are lip service at best, but they do establish a *written record* of the broad disregard for both the environment and state law. If granted, this request in part will allow the city to up-zone, subdivide, or change the use of properties without examining the effects on infrastructure or the biology of an area. The application of CEQA would be affected across the state.

Another important environmental issue is the proposed Illegal Unit Amnesty Program. This will allow one

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Additional Library Hours

The Glen Park Branch of the library is open additional hours through June 5th, thanks to Children's Amendment funds passed by referendum in the last election. The additional hours are Saturday, 1–5 P.M. A librarian is present to help children and teens. Materials can be checked out by both children and adults. However, the librarian will not be available to give adults other services during these hours.

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Glen Park News

Glen Park News is published quarterly by the Glen Park Association in March, June, September and December. Signed articles reflect the opinions of the authors and not necessarily those of the Glen Park Association.

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Glen Park Association *Notes*

New Officers

The Glen Park Association held its annual meeting Tuesday, February 9th. (The Association meets on the second Tuesday of every month at 7:30 in the Glen Canyon Park Rec Center, so please mark your calendars.) The following people were elected as officers:

President ..... Jeff Byers
Vice President ..... Maggi Rubenstein
Treasurer ..... Roberta Caravelli
Membership Secretary ..... Lawrence McCort
Recording Secretary ..... Alberta Mischke
Corresponding Secretary .... Rob Pickard

As immediate past president, Joan Seiwald will remain as a member of the board of directors. The chairs of the standing committees also serve on the board.

Thank You, Outgoing Officers

Let's all say a hearty thank you to the people who have worked hard to keep the Glen Park Association going and growing:

Joan Seiwald, President
Tiffany Farr, Vice President
Sarah Glasgow, Treasurer
Lorraine Garrehy, Membership Secretary

They've spend a lot of hours on behalf of all of us and our neighborhood, so hats off to them!

By the way, Tiffany has just received the SF Council of District Merchant Associations' Distinguished Service Award for service to her community. Way to go!

Above and Beyond the Call...

Membership dues for the GPA are $5 per person, but some individuals have generously donated additional funds to keep GPA going strong. Thanks to Lucretia & Jeff Levinger, Linda Montgomery & Roy Hahn, Dolores Tighe, and Miriam Moss.

Traffic Committee

New STOP signs in the neighborhood at Bosworth and Lyell...a big NO on our request for a STOP sign at Elk and Chenery. And, both the supervisors assisting us are no more, so we'll need a new sponsor.

Lots of ticket traffic...cars parked on the sidewalk on Diamond Street to keep the streets clear for buses have been ticketed for blocking the sidewalks. Be cautious.

If you live in a "D" sticker area, make sure you have a current sticker ($23 for a full year). A single ticket will cost you $33 if you exceed the two-hour parking limit.

A new car was "tagged" by vandals in the 700 block of Chenery. Is this a new trend in the neighborhood?

The long-awaited traffic/parking study is here. Since the 1970's, the average city traffic volume has increased 26%, while Glen Park has experienced a 43% increase (51% during the 5-7 P.M. peak). Unfortunately, there are no additional officers available for enforcement.

Let me know your concerns and I'll pass them on to our city officials — Linda Montgomery, 585-6314.

Newsletter Committee

The *Glen Park News* exists to keep GPA members and our neighbors up to date, and to provide a forum for discussion. You are encouraged to contribute signed articles, information items, and notices of events.

We publish four times a year, the first week of March, June, September, and December. The deadline for ads and articles is the first of the previous month, but it is always worth checking with Ellen Rosenthal, Newsletter Committee Chair (334-1791), about whether there's still time and space for additional items.

Newsletter distributors are needed. Each route takes an hour or a little more, and it's only four times a year. Call Roberta Caravelli, 239-1778.

Join a Committee, See the World

Well, maybe not the whole world. But you can meet some nice people, make your voice heard, and do something to make life here a little better. A lot of the good things that get done in Glen Park happen in GPA committees. Time commitments are not great, and your energy and ideas could make a big difference. You can pick from Public Safety, Health & Environment, Traffic & Parking, Zoning & Planning, Recreation & Parks, Neighborhood Improvement, Newsletter, Fundraising, or Program. If you would like to join a committee, call membership secretary Lawrence McCort (334-7572) or Jeff Byers (584-1804).

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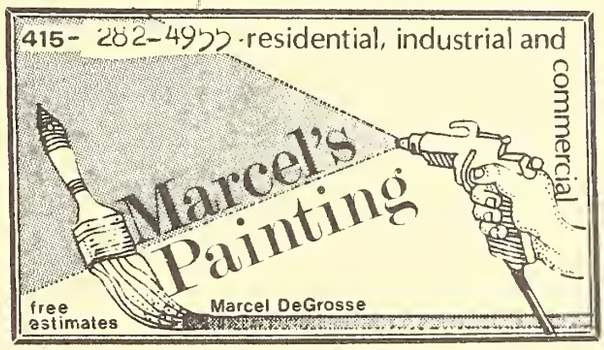

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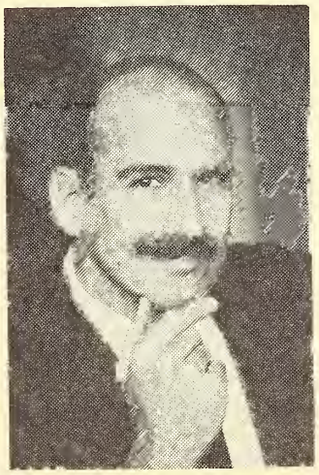

Jim Beitzel

Zephyr Real Estate

home: 641-1990
office: 552-9500 x43

- Glen Park homeowner
- Member GPA, SF Association of Realtors
- Organizer, Glen Park Youth Neighborhood Job Search

What Next? *(continued from page 1)*

simple form asking for your ideas, suggestions, and concerns. Please take a moment to fill it out and mail it to the GPA (P.O. Box 31292, Glen Park, SF, CA 94131). There are lots of blank spaces for you to include any topics that I am not aware of or have overlooked. All ideas are welcome. It's not a vote, just a way to help the GPA reflect the concerns of all its members. Thanks.

GPA Priorities

Please indicate the issues that are currently of most interest or concern to you by numbering your top five in order of importance (1 is most critical now):

_____ Planting more trees along Glen Park streets
_____ Litter
_____ Crime/fear of crime in Glen Park
_____ Preserving the Bosworth public green space
_____ Traffic congestion & parking
_____ A stop sign at Elk and Chenery Streets
_____ Airplane noise
_____ Recreation facilities
_____ Use of Glen Canyon Park by dog owners
_____ The library's future
_____ More stores and a greater variety of shopping
_____ The proposed building at Diamond & Bosworth
_____ Health of current Glen Park businesses
_____ General planning of growth in Glen Park
_____ Other: _____
_____ Other: _____
_____ Other: _____
_____ Other: _____

What kinds of activities are you most interested in for GPA meetings (rank your choices up to five):

_____ Informational presentations on issues above
_____ Discussion of the above leading to GPA action
_____ Information on useful topics (specify)
_____
_____ Hearing from city officials, including Q & A
_____ Candidate nights and info on ballot props
_____ Social gatherings like pot luck suppers
_____ Planning local activities like cleanups
_____ Other: _____
_____ Other: _____
_____ Other: _____

Comments:

I would like to serve on the _____ committee.

Planning Update *(continued from page 1)*

additional legal dwelling unit above the zoned density. Supervisor Terence Hallinan is revising this legislation, supposedly to include one-family districts (RH-1), which were excluded from the original proposal. This proposal will be a de facto up-zoning and reclassification of all residential neighborhoods. The so-called environmental review claimed the program would have no impact on either current planned land use or the environment.

For over four years San Francisco residents, primarily through the Coalition for San Francisco Neighborhoods, have been working with the city on a revision of the planning code for residential districts. The 1978 (current) code is so loose that according to the Director of Planning "you could drive a truck through it." This code, along with the up-zoning of most of the city between 1978 and 1985, is what allowed the "Richmond Specials" and other blockbusters that reach to the sky and fill up the lots. Examples of this in Glen Park include the buildings on the northeast corners of both Roanoke and Chenery and Roanoke and Laidley.

The new revision of this code allows for expansion to 40 feet high (four stories) in single family zones, where the limit has always been 35 feet. Although a rear yard of at least 45% of the lot is mandated, a 12-foot extension is automatically allowed. This gives owners of property the power to completely change adjacent environments and totally shade neighboring yards. This becomes even more important if examined with the knowledge that San Francisco residences are only 32% owner occupied. Most of the property is owned by absentee landlords, who are not affected by someone next door over-expanding. But their tenants are.

The most significant omission in this proposed revision, though, is its utter lack of demolition controls. Since 1988, San Francisco neighborhoods have been protected from losing single family homes to demolition and replacement with multiple unit structures. These controls have expired and likely they won't be replaced.

San Francisco ranks third in the country in the number of people per square mile. It has about 33% single family homes, where national and state averages are 67%. The population is 1.3 million on weekdays, but only 730,000 are residents. Current zoning allows 340,000 additional dwelling units, which would at least double the population. The Illegal Unit program may change that to more than 570,000 units.

Residents should get involved. GPA meetings (2nd Tuesday each month) are a good way to stay current.

Letter to the Editor — Diamond & Bosworth

Dan Gustavson's article in your December issue (pages 2&3), supporting a massive monolith at the corner of Diamond and Bosworth, ignores important issues for residents. First, he incorrectly identifies the boundaries of the proposal, making it sound 67% smaller than the developer plans.

He welcomes change, as if there hadn't been any during the last 20 years. Glen Park has been gifted with enough unplanned and undesirable change, including an additional 2000+ units of housing in Diamond Heights, large apartment buildings on Bosworth, and on Diamond across from BART, not to mention the BART itself. The result is a traffic increase of 43% in the last 15 years, while San Francisco's major thoroughfares have increased only 26%. Lippard Avenue's traffic has gone up by 199%. Car traffic is exacerbated by Muni buses which arrive every minute and eighteen seconds during rush hour. Our narrow sidewalks have become crowded with illegally parked cars, merchants' signs, merchandise and even buildings, like the one at Mateo and Chenery. Glen Park has suffered enough from ill-judged development, and there is no room for more pedestrians, bike riders, cars or buses. Glen Park did not have the physical infrastructure to be a transit corridor when Bosworth was widened and BART was built.

Government officials "mis-located" the BART station, if what goes with it is high-density housing and heavy commercial use. Glen Park is not, and never has been, Mission Street. Merchants who want heavy foot traffic business should consider relocating. We haven't the infrastructure—in other words sidewalk width—to make strolling pleasurable. Many current residents don't shop in the village because of congestion and lack of parking.

Dan Gustavson would like to add new residents from new buildings to his customer base. How much real difference can approximately 80 people make in a neighborhood of more than 6,800 registered voters? More importantly, if merchants cannot successfully reach current residents, should the neighborhood be faulted and punished with massive out-of-scale and out-of-character development? And if merchants can't reach current residents, whatever makes them think they'll reach new ones?

The Merchants Association Dan Gustavson speaks for has only a handful of active members. Their numbers are dwarfed by the hundreds of residents who responded with strong opposition to this concrete behemoth as proposed for the Glen Park Village when GPA surveyed neighborhood opinion a year ago. What's good for the neighborhood will be good for the right kind of businesses.

Sincerely,
Roberta Caravelli

Keith McCollom
Glen Park property owner since 1975
OFFICE 550-1300
VOICE MAIL 761-9359

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FAX 550-6729

If *WE* don't decide Glen Park's future, someone else will!

Glen Park Association **MEMBERSHIP APPLICATION**
P.O. Box 31292, San Francisco, CA 94131

NAME _____ HOME ☎ _____

ADDRESS _____ WORK ☎ _____

What are your main area(s) of interest or concern about Glen Park? _____

Would you be willing to help the committee most involved with your concerns? ☐ Yes ☐ No

Your business or profession (optional): _____

And any special skill, hobby or interests (optional) _____

Dues are only $5.00 per person and are for the calendar year.

Spotlight: Café ?

By Marie Simard, Proprietor

Perhaps the question most asked of us is, "What do you call this place?" We've been called "Chez What?" "Café What," and most often "Café Question Mark," but we really are "Café?" (asked in the inquisitive). Café? reflects my lifelong dream to own a food-related business. The café fulfills my desire to provide a comfortable and homey environment where good food, good coffee, and good conversation can happen. And the Glen Park neighborhood has always been a favorite of mine.

What I offer at the café is a selection of desserts and pastries from providers who have earned their marks. You can find muffins from In-Joy, scones from Tarts!, breads from Il Fornaio, Sweet Sue's breads and chocolate chip cookies, and bagels from Noah's. Desserts feature items from SF-Paris, Sweet Things, Ultimate Cookie, Classic Confections, and Cheesecake City. Our coffee is roasted for us by Lakeshore Coffee Roasters, a small Oakland roastery that was rated 2nd (after Peet's) by the *Tribune.* Quality beans and custom-roasting ensures a flavorful cup of coffee. The espresso bar uses Illycaffe beans imported from Trieste, Italy. They're some of the finest and most expensive available and really do make a fine cappuccino. Come try one!

The café is totally non-smoking and offers a variety of good reads and good music. Every month there's a new art exhibit. The artists are mainly neighbors who are blessed with incredible talent, and I am grateful to them.

As we pass our 10-month anniversary, I realize that the neighborhood has been wonderful and supportive and for that I thank you. I also invite those of you who have never been to Café? to come in, look at the wonderful art, have a cup of coffee, and relax. That's what it is all about. We're at 2885 Diamond St. (near Bosworth) and we're open M-F, 6:30 A.M. – 7:30 P.M.; Saturday, 8 A.M. – 7:30 P.M.; and Sunday, 8 A.M. – 5 P.M.

GLEN PARK DENTAL OFFICE

2790 Diamond Street
San Francisco, CA 94131-3057

DAN E. GUSTAVSON, D.D.S. Telephone: (415) 585-1500

Merchant's Association Update

By Dan Gustavson, DDS, President

Here are highlights of the association's recent meeting:

Litter in the merchant area is still a problem, but merchants are improving litter control by placing trash cans outside their storefronts.

Harold Tauber from Glen Park Hardware will finalize our application for nonprofit corporation status.

Dave Sahagun, President of the SF Council of District Merchant Associations, discussed our parent organization and advertising in the *Independent.*

We discussed joining with the new professional association in Glen Park. This is complicated by the groups' different focuses. Further discussion is indicated.

Dan Gustavson discussed Senate Bill 198 that requires all employers to have an injury prevention program for employees.

Tiffany Farr discussed empty storefronts in Glen Park. Target businesses include a pharmacy, bookstore, and video store. Attracting such businesses to our community will be an ongoing concern.

Bernie Kelly showed the merchants his new plans for a proposed building on the corner of Bosworth & Diamond Streets.

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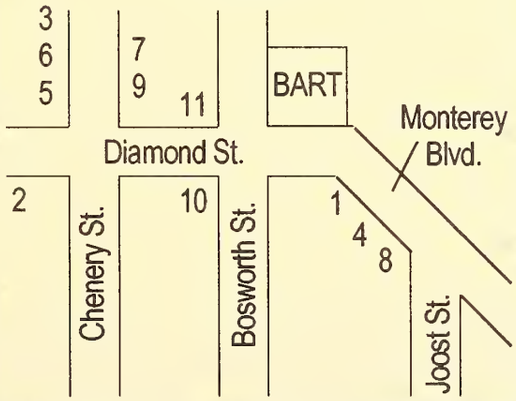

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9

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8

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7

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GLEN PARK NEWS

The Glen Park Association
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